



522 Cranford Drive Calgary Alberta

\$349,900

Modern 2 bedroom, 2 bathroom ground level unit with new paint, new carpet and flexible possession! A convenient maintenance-free lifestyle awaits in this quiet and well run complex with an unsurpassable location within the vibrant community of Cranston. Within walking distance are schools, shops and the extensive pathway that winds its way around this community and along the river. A quick 5 minute drive or 15 minute bike ride takes you to the South Campus Hospital, the world's largest YMCA and many more exceptional amenities in neighbouring Seton. After all of that adventure come home to a quiet sanctuary that is perfectly designed to balance both style and function. Wide plank flooring, a neutral colour pallet, air conditioning and endless natural light come together to create a comfortable and welcoming first impression. The kitchen is a chef's dream featuring stainless steel appliances, crisp white cabinetry and a breakfast bar on the peninsula island. Tons of additional eating space is found in the adjacent dining room. The living room invites relaxation while also separating the bedrooms for ultimate privacy. Host summer barbeques or simply unwind on the expansive covered, ground level balcony. Retreat at the end of the day to the primary bedroom complete with dual walk-through closets that lead to the luxurious ensuite boasting dual sinks and an oversized shower. On the other side of the unit are the second bedroom, second full bathroom and convenient in-suite laundry. Further adding to your comfort is a titled surface parking stall 10 paces from the patio and lots of visitor parking. Outdoor enthusiasts will love the close proximity to Fish Creek Park and that this very active community boasts a private clubhouse with sports courts, a spray park, a skating rink and more. When you do have to leave the community, Stoney and Deerfoot Trails provide easy access...

Foyer 2.33 Ft x 4.75 Ft

Living room 11.17 Ft x 11.92 Ft

Dining room 8.00 Ft x 7.83 Ft

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Primary Bedroom 11.42 Ft x 11.83 Ft

Other 4.83 Ft x 7.58 Ft

Bedroom 8.50 Ft x 9.92 Ft

4pc Bathroom .00 Ft x .00 Ft

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Listing Presented By:



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